

WALDEN WOODS
BOARD OF DIRECTORS MEETING MINUTES

MEETING DATE: April 30, 2025

STATUS OF THESE MINUTES: Final

ATTENDANCE:

Directors in Attendance: Boccuzzi, Moffa, Coleman, Holcomb, Onessimo, Jones,
Yalamanchili, Henry, Laliberte, Devlin, Dostal

Directors Absent: Robertson

Elite Property Management Representative: Chris Kohnle

1. CALL TO ORDER:

Director John called the meeting to order at 7:04 PM.

- 2. APPROVAL OF THE PRECEDING MINUTES:** Minutes from the March 26, 2025, Board Of Director's Meeting were reviewed and approved. Fred motioned to approve the Minutes. Gordon seconded the motion. Rao abstained and the balance of the Board were in favor. No one opposed.

3. BUTLER LANDSCAPING SEASON KICK OFF DISCUSSION

In the fall, lawns were given a new pre-emergent called Defender to keep the weed seeds at bay. First application of pre-emergent for 2025 has been applied. Edges of lawns were done to prevent crab grass growth. Cinch bugs were an issue last year as well. The lawns were treated to help suppress these bugs.

Butler can do slit seeding along the roads. It is part of the Budget but would not be done until the fall.

Butler is currently working on winter damaged areas.

This year Butler is "ahead of the game" regarding irrigation. Chris has been keeping close contact with Patrick regarding this issue. All systems are charged and inspected. (*Pool area is still not done as Butler is waiting for repairs to be complete*). Minor repairs on some of the irrigation heads have been done. Water is NOT turned on yet, but the water has been "charged." Every zone has been checked. All that needs to be done is flip on the water switch. Butler is having the Community take advantage of all the rain. Once the water is turned on, Patrick will go back and check to be sure all heads are working properly.

There are a lot of leaking irrigation heads in the community. Butler is focusing on the major leaking heads. To replace all would be a major financial outlay. Butler would like to see

water bills to help determine where a water leak could be occurring.

In the Spring the irrigation runs 3-4 days. Summertime irrigation run more times during the week.

Marble Faun Lane, Scarlet Lane and Rhodora Terrace are connected to wifi and not getting good connections. Butler recommended getting a wifi extender.

As soon as the water is fixed in the pool area, irrigation will be turned on.

There was discussion about the new mulch that was laid at the entrance of Walden Woods. Did the Board want to make a change to this darker mulch? Butler states it will last longer and not fade from the sun.

Patrick will put together a plan for the concerns about the pond area by the pool.

4. FINANCIAL REPORT: Financials as of March 31, 2025, were submitted to each Board Member. Ken reviewed the Budget.

Walden Woods April 30, 2025 Conservancy Mtg Treasurer's Report						
2025 Reserve Fund Accounts as of 4/23/2025						
Council	Held CD's	Total MS Pref Savings	Total Held CD's + MSPS	Cash	MS Fund @ 4/23/25	% of MS @ 4%
Conservancy	\$195,000	\$85,396	\$280,396	\$14,035	\$294,431	95.2%
Duplex	\$100,000	\$769	\$100,769	\$25,128	\$125,897	80.0%
Ridge	\$212,000	\$6,100	\$218,100	\$7,465	\$225,565	96.7%
Townhome	\$746,000	\$28,456	\$774,456	\$35,261	\$809,717	95.6%
Village	\$175,000	\$25,610	\$200,610	\$7,408	\$208,018	96.4%
	\$1,428,000	\$146,331	\$1,574,331	\$89,297	\$1,663,628	94.6%
1. As of 4/23/25, all 5 Council's Reserve Accounts have received all four (4) January through April "Transfer to Reserves" Payments						
2. The \$'s in the MS Preferred Savings & Cash Categories are Fully Liquid. WW Treasurer will see if our Council's are eligible to move more \$'s to MSPS						
3. Before any Reserve Fund withdrawals, EPM will provide info on amount/purpose of withdrawal to BOD at least 30 days in advance						
4. Expensive Future Cost Elements are coming - Decks, Paving, Roofing & Siding plus all other Cost Elements + Unexpected Expenses						
5. To meet future Reserve Obligations, the New \$'s going into the Reserve Funds must be trending upward by 2% to 5% Annually						

Operating Budget as of 3/31/2025			
1. Next Month - We will look at each Council's 2025 Budgeted vs Actual Variable/Discretionary Expense Spending as of 4/30/24			
2. Status of 2024 Fiscal Year Audit? When Will Audited Balance Sheet, Income Statement & Oper Transfers Exhibits be Available?			
2. Generating Oper Exp Budget Deficits threatens to push our New Reserve Contribution \$'s below the level Needed to meet our Obligations.			
3 Our Obligation - Maintain & Enhance Walden Woods. If Under Budget, Great! If not, fulfill our Obligation & adjust the budget next year.			

5. PROPERTY MANAGER'S REPORT

a. Summary of Property Manager on-site activity:

On-site activity report starts on page 20 of the BOD Package. Manager's Report is found on pages 18 and 19.

b. Scheduled Pending Services:

Butler has been working on spring clean-up and any winter damage. Irrigation startup is set up. Mulch will soon be laid down in the community.

c. AAI status:

Walden Woods has closed one AAI since the 03/31/25 BOD Meeting with four new AAIs received. Currently there are seven open AAIs.

d. Delinquent fees:

There are 2 units in Collections and 5 units make up all the fees. As of 3/31/25, there is a total of \$18K owed to the Association, \$9K are fines and late fees.

- 6. UNIT OWNERS' FORUM** – Unit Owners were given the opportunity to address the Board with thoughts and concerns.

7. UNFINISHED BUSINESS:

CONSERVANCY GOALS

Meeting House

LED Lighting upgrades are scheduled for May 1, 2025.

Regarding the bathroom sinks, the Committee is currently reviewing this need.

The basement clean out has been scheduled for July 19, 2025. All volunteers welcome.

Tree Work at Pool Area

Tree work at the pool area is scheduled for Friday, May 2, 2025. It was scheduled on two different occasions, but it was rained out.

8. NEW BUSINESS

Tag Sale

It was recommended that the Community schedule the yearly Tag Sale for June 28, 2025. Brian motioned to approve that date and Russ seconded the motion. All were in favor.

Tennis/Pickleball Bench Options

Bench options for the Courts have been chosen and pictures and proposals are in the BOD Package. NetWorld was giving the Community a 20% discount. Brian motioned to accept the \$1395.00 price and John seconded the motion. All were in favor.

New Pool Furniture

Chris was able to match the current pool furniture. Twelve blue lounge chairs and 24 armchairs have been purchased. The cost is \$10,400 with shipping and handling. They will be delivered the week of May 5, 2025.

Solar Panel Clarification

The law states that Planned Communities can have solar panels, and the Board has no say if the homeowner owns the home and is responsible for maintenance.

Regarding shared roof homes, the law is not clear. Soon the law will say Boards will have no say if a resident wants to install Solar Panels.

Mulch

Discussion ensued about the timing of laying mulch in the Community. Should it be now in the spring or wait until July after all shrub trimming occurs. It was decided to lay the mulch now and it was agreed to use the darker mulch that Butler recommends.

ZOOM

Ken canceled his personal Zoom account as of May 10, 2025. It was decided that all Board meetings moving forward will be in person.

Woodmoor Resident

There is a homeowner that wants to remove some trees on his property, but some are on Conservancy property that potentially can cause harm to his home. Homeowner is willing to pay for all the work. Brian motioned to accept having Grimshaw Tree Service do the work. John seconded the motion. All were in favor.

Pool

The pool will be open Memorial Weekend.

Courts

Mark from Hinding will be doing Court inspections soon.

9. COMMITTEE REPORTS:**Social Committee**

Social Committee would like to place signs in front of the Meeting House and at the 2 entrances to Walden Woods on the day of an Event. It was approved.

It was also asked if the upper court area can have the grass sprayed for the Spring Fling. It was agreed that it could be done.

Welcome Committee

Kathleen Tracy will have to step down from Chairing the Welcome Committee. Time constraints is preventing her from Chairing this committee.

10. EXECUTIVE SESSION:

None

11. NEXT BOARD MEETING:

May 28, 2025, at 7:00 PM.

12. ADJOURNED:

Meeting was adjourned at 9:09 pm. John motioned to adjourn the Meeting. Louis seconded the motion.

Respectfully Submitted by,
Regina Sanchez